

**DEVELOPMENT DESIGN WORKPLAN
HEWITT LANDFILL
NORTH HOLLYWOOD, CA**

Submitted to

City of Los Angeles Environmental Affairs
City of Los Angeles Building and Safety Department
California Regional Water Quality Control Board-Los Angeles Region

Submitted by

Laurel Canyon Holdings, LLC
7361 Laurel Canyon Boulevard
North Hollywood, California 91605

February 11, 2005

**DEVELOPMENT DESIGN WORKPLAN
HEWITT LANDFILL
NORTH HOLLYWOOD, CA**

Submitted to:

City of Los Angeles Environmental Affairs
City of Los Angeles Building and Safety Department
California Regional Water Quality Control Board-Los Angeles Region

Submitted by:

Laurel Canyon Holdings, LLC
7361 Laurel Canyon Boulevard
North Hollywood, CA 91605



Farideh Kia, RG, CHG, REAH
Project Manager



GC ENVIRONMENTAL, INC.

GC Environmental, Inc.
1230 N. Jefferson Street, Suite J
Anaheim, CA 92807

February 11, 2005

Table of Contents

<u>Section</u>	<u>Page</u>
1.0 INTRODUCTION	1
2.0 SITE INFORMATION	1
2.1 Landfill Gas Extraction and Monitoring Requirements.....	2
3.0 PROPOSED DEVELOPMENT.....	2
3.1 Cover Material Excavation and Replacement.....	2
3.2 Grading for Building Construction	3
4.0 REGULATORY REQUIREMENTS.....	3

Figures

Figure 1	Site Location Map
Figure 2	Site Map
Figure 3	Proposed Grading Map
Figure 4	Proposed Development Cut and Fill Plan
Figure 5	Existing LFG System Plan
Figure 6	New Header Plan

Attachments

A	Master Use Permit Application
B	Landfill Gas Monitoring Data
C	Boring Logs
D	SCAQMD Excavation Management Plan

1.0 Introduction

This Development Design Workplan has been prepared for submittal to City of Los Angeles Environmental Affairs (LEA), City of Los Angeles Building and Safety Department, and California Regional Water Quality Control Board-Los Angeles Region and addresses the planned development of the northern portion of the Hewitt Landfill (landfill) by Laurel Canyon Holdings, LLC (LCH, LLC). LCH, LLC has leased the property from CalMat Company dBA Vulcan Materials Company, Inc. The proposed development consists of resurfacing about 10 acres of the surface of the landfill and covering it with crushed base with the intent to make it suitable for parking and storage of vehicles/equipment. LCH, LLC may also include trailer units for office and storage purposes.

The subject site is a 58.3-acre parcel located at 7145 Laurel Canyon Boulevard, in North Hollywood, California (Refer to **Figure 1 – Site Location Map**). The southern most portion of the property occupies approximately 40 acres and contains auto auction and self-storage units for household goods. The northern portion of the landfill, planned for development, occupies approximately 10 acres, and was initially zoned for residential use. As part of the proposed development, LCH, LLC has submitted an application and the supporting documents to the City of Los Angeles Planning Department requesting to change this zoning to [Q] M2-1 VL for low-lying outdoor storage units for household goods and the parking of drivable recreational vehicles consistent to the southern portion. A copy of the Master Use Permit Application is included in **Attachment A**.

2.0 Site Information

The Hewitt Landfill is situated in an expended sand and gravel quarry. The pit started operation by Consumers Rock and Gravel Company ("Consumers") in 1920's. In 1929, Consumers merged with Consolidated Rock Products Company ("ConRock"). Additional mergers lead to the present ownership, CalMat Company dBA Vulcan Materials Company, Inc. ("Vulcan Materials").

The site covers approximately 58 acres as shown in the attached topographical map. The depth of the original pit was approximately 130 feet below ground surface. The landfill is bounded by the following: Saticoy Street on the North; Laurel Canyon Boulevard to the East; the Southern Pacific Railroad Company right of way to the South; and private property facing Whitsett Avenue and the Hollywood Freeway to the West. Residential properties are adjacent to the disposal site on the North and commercial properties are located to the East of Laurel Canyon Boulevard.

Waste discharge requirements were issued in 1959 and the Hewitt Landfill was opened in 1962. Landfill operations were conducted by Los Angeles By-Products Company under a lease agreement with the owners at the time, "ConRock".

The Hewitt Landfill Site was a daily-cover type sanitary landfill. The landfill was capped and closed in 1975. Land settlement has occurred over time, and as a result of cover repair, the site has over 25 feet of cover soil over most of its surface.

Presently, the site is comprised of approximately 30 percent impervious (paved with asphalt) surfaces or buildings. The site land use is mixed operations utilizing the paved area for various leased tenants. The north eastern portion of the site is occupied by a Self Storage Business; the southern portion of the property is leased to Insurance Auto Auction where damaged automobiles are sold at auctions for insurance companies (this is not a wrecking-dismantling yard operation); the eastern center portion of the site is leased to AVdAA who is in the business of auctioning automobile, and the western center portion is leased to IV auto who is a competitor to insurance auto auctions. The northern portion is currently vacant and planned for development, and it is in the process of being rezoned.

2.1 *Landfill Gas Extraction and Monitoring Requirements*

In compliance with the California Code of Regulations Title 27, in 1977, a methane collection system with flare was installed at the site, and over the years has been expanded in order to control methane gas migration. Compliance monitoring probes have been installed at the perimeter of the landfill to monitor the potential offsite landfill gas migration.

The South Coast Air Quality Management District (SCAQMD) has requirements for landfill gas control and monitoring similar to the Title 27 requirements. To comply with the requirements of SCAQMD Rule 1150.1, a Compliance Plan was prepared and submitted to the SCAQMD for approval. Routine landfill surface and compliance probe monitoring at the landfill is conducted in accordance with the approved Rule 1150.1 Compliance Plan issued on December 17, 1999. Copies of the LFG monitoring data for the last four quarterly events are included in **Attachment B**. The landfill is in compliance with the SCAQMD requirements.

3.0 *Proposed Development*

The proposed development involves the northern portion of the landfill and consists of resurfacing the surface and covering it with crushed base for parking and storage of vehicles/equipment. LCH, LLC may also include trailer units for office and storage purposes. The following sections address the proposed excavation plan and the regulatory requirement governing the work.

3.1 *Cover Material Excavation and Replacement*

To assess the thickness of the cap material at the northern leg of the landfill, GCE drilled 19 soil borings at the locations shown on **Figure 2 – Site Map**, using a CME-75 truck-mounted hollow-stem drilling rig. Drilling continued until one of the following conditions were met: 1) refuse was encountered in the boring, 2) refusal due to buried